123.0	0001	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,149,100 / 1,149,100
					USE VALUE: 1,149,100 / 1,149,100
					ASSESSED: 1,149,100 / 1,149,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROTHSCHILD SUZANNE T
Owner 2:	
Owner 3:	
Street 1:	26 BRANTWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,357 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 4499 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8357.000	545,500		603,600	1,149,100
Total Card	0.192	545,500		603,600	1,149,100
Total Parcel	0.192	545,500		603,600	1,149,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 255.42 | /Parcel: 255.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 79248

GIS Ref

GIS Ref

Insp Date 08/29/17

!9564!

PREVIOUS ASSESSMENT

Parcel ID 123.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	544,900	0	8,357.	603,600	1,148,500	1,148,500	Year End Roll	12/18/2019
2019	101	FV	425,100	0	8,357.	637,200	1,062,300	1,062,300	Year End Roll	1/3/2019
2018	101	FV	425,100	0	8,357.	469,500	894,600	894,600	Year End Roll	12/20/2017
2017	101	FV	425,100	0	8,357.	449,400	874,500	874,500	Year End Roll	1/3/2017
2016	101	FV	425,100	0	8,357.	415,800	840,900	840,900	Year End	1/4/2016
2015	101	FV	402,400	0	8,357.	348,800	751,200	751,200	Year End Roll	12/11/2014
2014	101	FV	402,400	0	8,357.	340,700	743,100	743,100	Year End Roll	12/16/2013
2013	101	FV	402,400	0	8,357.	324,600	727,000	727,000		12/13/2012

PRINT

Date	Time
12/11/20	00:01:28

LAST REV

Date	Time
11/06/17	09:51:25
ekelly	
9564	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16713-268		1/1/1986		270,000	No	No		Y

USER DEFINED

Prior Id # 1:	79248
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2015	1557	Re-Roof	13,250					
1/18/2007	46	Re-Roof	7,000	C				
5/20/2004	391	Redo Bat	13,608	C				
5/13/1993	176		152,000	C				REMODEL KIT/ADD BA

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	336	PATRIOT
4/24/2000	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
8/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8357		Sq. Ft.	Site		0	90.	0.80	10									603,637						603,600	

Total AC/HA: 0.19185 | Total SF/SM: 8357 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 603,637 | Spl Credit | Total: 603,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00070143
Const Adj.:	1.05953002
Adj $ / SQ:	137.836
Other Features:	139000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	741152
Depreciation:	195664
Depreciated Total:	545488

COMMENTS

1 SHOWER STALL IN MASTER (JAC TUB) 2 SINKS IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

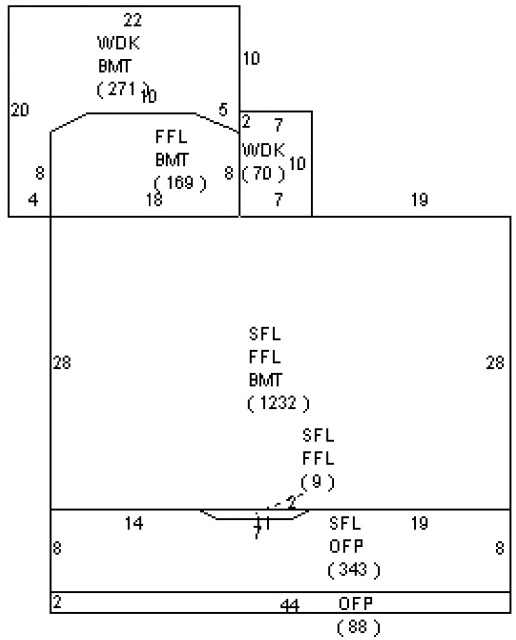
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



Sum Area By Label :
SFL = 1584
FFL = 1410
BMT = 1672
OFP = 431
WDK = 341

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,672	65.540	109,584
SFL	Second Floor	1,584	137.840	218,331
FFL	First Floor	1,410	137.840	194,348
OFP	Open Porch	431	21.540	9,283
WDK	Deck	341	9.460	3,227

Net Sketched Area:	5,438	Total:	534,773
Size Ad	2994	Gross Are	5438	FinArea	4499
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	151.62
Special Features:	0	Val/Su Net:	100.31
Final Total:	545500	Val/Su SzAd	182.20

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

123.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	